



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-19-176**

DATE ACCEPTED: **07/24/2019**

NOTICE TO APPLICANT

Address of Property:

1689 Noble DR NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, September 12, 2019 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Debbi Skopczynski
404-874-7483
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

LM, for Director, Office of Zoning and
Development

MARK ARNOLD

Department of City Planning
Office of Zoning & Development

JUL 24 2019

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



City of Atlanta
Department of City Planning
Office of Zoning and Development
 55 Trinity Avenue, Suite 3350
 Atlanta, Georgia 30303
 Phone: 404-330-6145

Department of City Planning
 Office of Zoning & Development

V-19-176
 JUL 24 2019

65 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-19-176
 NPU F DATE FILED July 24, 2019
Mark F. Arnold
 Name of Applicant

BUILDING PERMIT AUTHORIZING
Construction of a Detached Accessory Structure

at 1689 Noble Drive NE 18th/56
 Street Address Quadrant District & Land Lot
 to be used for Residential purposes
 The property is zoned R-4 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulations to (1) Reduce the required east side setback from 7 feet to 3 feet. (2) Reduce the required rear yard side setback from 15 feet to 3 feet to construct a detached accessory structure. (3) Exceed total floor area of proposed detached accessory structure from 30 % to 40 % of the main structure.

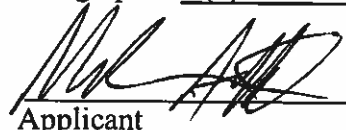
Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 6 Section 16-06.008 Paragraph (2)
 Chapter 6 Section 16-06.008 Paragraph (3)
 Chapter 28 Section 16-28.004 Paragraph (3)

Thomas Otoo 07/24/2019
 Plan Reviewer Date

 7-24-19
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

Date Filed July 24, 2019 Application Number V-19-176
 Name of Applicant Mark F Arnold Daytime Phone (404) 939-3690

Company Name (if applicable) Mark Arnold, Architect email markarnoldarchitect@gmail.com

Address 1 126 N Highland Ave, NE Atlanta GA 30306
street city state zip code

Name of Property Owner Jay & Amy Grantham Phone (919) 796-2168

Address 1689 Noble Drive, NE Atlanta GA 30306
street city state zip code

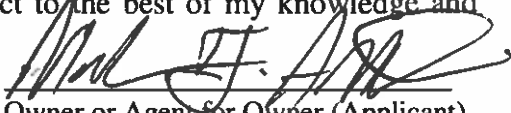
Description of Property

Address of Property 1689 Noble Drive, NE Atlanta GA 30306
street city state zip code

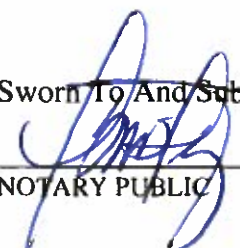
Area: _____ Land Lot: 56 District: 18th, Dekalb County, GA.
 Property is zoned: R4, Council District: 06, Neighborhood Planning Unit (NPU): F

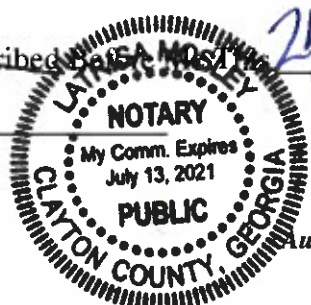
TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.


 Owner or Agent for Owner (Applicant)
Mark F Arnold

Print Name of Owner Agent
 Department of City Planning
 Office of Zoning & Development

Sworn To And Subscribed 24th Day Of July, 2019.

 NOTARY PUBLIC



V-19-176
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SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. **The justification must address these criteria.** Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.")
Construction of a new accessory structure.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

5,969 covered square feet / 12,076 total lot square feet = 49.4 % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? (see attached justification)
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? (see attached justification)
- 3) What conditions are peculiar to this particular piece of property? (see attached justification)
- 4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. (see attached justification)

Office of City Planning
Office of Zoning & Development

JUL 24 2019

Jay & Amy Grantham

1689 Noble Drive, NE
Atlanta, Georgia 30306
(919) 796-2168
granthamj@gmail.com

July 19, 2019

City of Atlanta
Department of Planning and Community Development
Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335

re: 1689 Noble Drive, NE 30306

Planning Staff:

We are planning renovations and additions to our home consisting of a new front entry porch and a new carriage house. The new front porch will replace a non-historical door surround and provide protection from inclement weather. The new carriage house will replace an existing dilapidated two-car garage and provide additional living space for our growing family. The existing garage currently encroaches 3.9 feet into the side yard setback. We'd like to construct the proposed carriage house 3.5 feet from the east side yard property line and 3 feet from the rear yard property line. We, therefore, request the **east side yard setback be reduced from the required 7 feet to 3.5 feet and the rear yard setback be reduced from the required 15 feet to 3 feet.** We offer the following items in support of our variance request:

- Variance Application
- Proposed Site Plan
- Referral Certificate
- Proposed Plans & Elevations

The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

The street frontage of our lot is just under 65 feet versus the required minimum width of 70 feet and, therefore, does not meet the minimum requirements for an R4 lot. To the best of our knowledge, this feature has been in place since the house was originally constructed in 1920.

The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

Our variance request pertains only to the carriage house. We have designed the structure to compliment the Dutch colonial architectural style of our house and we have sited the structure to preserve the usable back yard space. By locating the accessory structure at the rear corner of our property, we will be able to create a play space within sight of the house, slightly increase the usable area of our backyard, and protect the large 46" Oak tree that is the centerpiece of our backyard. Denial of our variance request would create a hardship in that it would not allow us to achieve these goals. (We have also maintained a safe distance from our neighbor's pine tree and anticipate the removal of two unhealthy trees on our lot.)

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Such conditions are peculiar to the particular piece of property involved

Many of the lots in intown Atlanta have features that are in conflict with the current zoning ordinance. The specific deficiencies of this lot are the street frontage of 64.93 feet versus the required 70 feet.

The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

The existing garage encroaches 3.9 feet into the east side yard setback. Our request for a 3.5 foot setback will only slightly increase this existing degree of non-conformity. The request for a 3 foot rear yard setback is typical of the historic platting of Morningside and other intown neighborhoods.

The variances, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Amy & Jay Grantham

Department of City Planning
Office of Zoning & Development

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Ste. 3350
Atlanta, GA

AUTHORIZATION BY PROPERTY OWNER

(Required only if the person filing the application is not the owner of the property subject to the proposed application.)

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, JOSEPH GRANTHAM (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1689 NOBLE DRIVE NE ATLANTA GA 30306 (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF DEKALB COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

OWNER'S TELEPHONE NUMBER: (919) 796-2168

[Signature]
SIGNATURE OF OWNER
JOSEPH GRANTHAM
PRINT NAME OF OWNER

NAME OF APPLICANT:

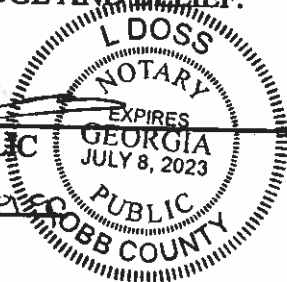
LAST NAME Arnold FIRST NAME Mark
ADDRESS ~~1120 N. Highland Ave~~ 1120 N. Highland Ave SUITE _____
CITY Atlanta STATE GA ZIP CODE 30301

APPLICANT'S TELEPHONE NUMBER: (404) 939-2690

APPLICANT'S EMAIL ADDRESS: MarkArnoldArchitect@gmail.com

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
NOTARY PUBLIC
DATE 7.24.2019



Department of City Planning
Office of Zoning & Development

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Ste. 3350
Atlanta, GA

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070



Application: V-19-176
Application Type: Planning/BZA/Variance/NA
Address: 1689 NOBLE DR NE, ATLANTA, GA 30306
Owner Name: BALLOUN JOHN MARK OR BALLOUN LISA MARIE
Owner Address:
Application Name: 1689 NOBLE DRIVE

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
659430		\$100.00	07/24/2019	LALANG		mc

Owner Info.: BALLOUN JOHN MARK OR BALLOUN LISA MARIE

Work Description: APPLICANT SEEKS A VARIANCE FORM THE ZONING REGULATIONS TO (1) REDUCE THE REQUIRED EAST SIDE SETBACK FROM 7 FEET TO 3 FEET. (2) REDUCE THE REQUIRED REAR YARD SIDE SETBACK FROM 15 FEET TO 3 FEET TO CONSTRUCT A DETACHED ACCESSORY STRUCTURE. (3) EXCEED TOTAL FLOOR AREA OF PROPOSED DETACHED ACCESSORY STRUCTURE FROM 30% TO 40% OF THE MAIN STRUCTURE.

CITY OF ATL BLDG PERMI
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

07/24/2019 13:21:17

CREDIT CARD
MC SALE

Card # XXXXXXXXXXXX0912
Chip Card: MasterCard
AID: A0000000041010
ATC: 00A2
ARQC: 63AD7385DF23C22A
SEQ #: 17
Batch #: 100
INVOICE 17
Approval Code: 02465B
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$100.00

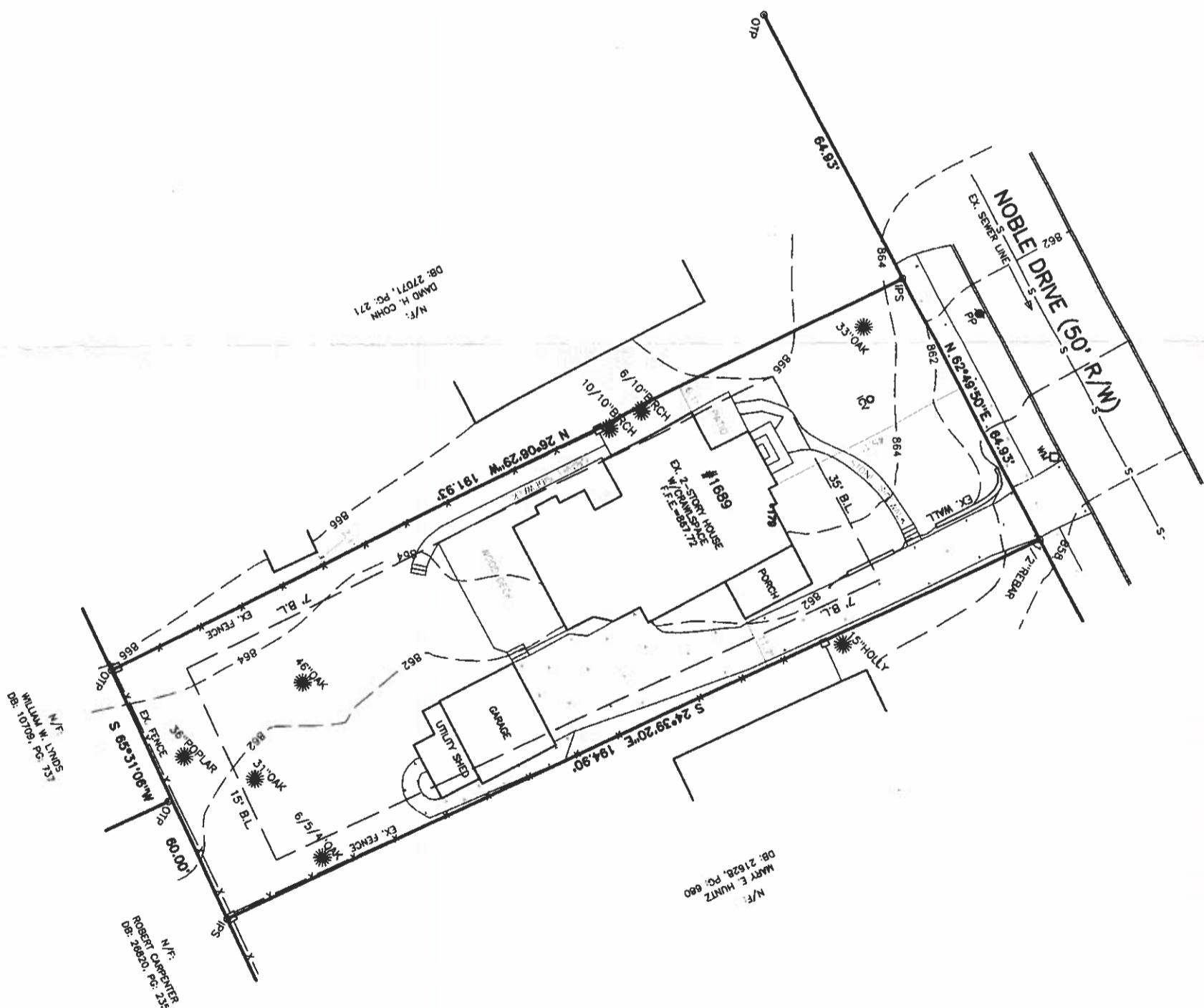
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Atlanta, GA

CUSTOMER COPY

FLOOD HAZARD STATEMENT
 THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 1309BC 0061J, DATED 05/16/13



- CL - CENTERLINE
- B.L - BUILDING LINE
- R/W - RIGHT-OF-WAY
- S.S.E - SANITARY SEWER EASEMENT
- D.E - DRAINAGE EASEMENT
- MH - MANHOLE
- C.B. - CATCH BASIN
- J.B. - JUNCTION BOX
- HW - HEADWALL
- D.I. - DROP INLET
- P.P. - POWER/UTILITY POLE
- I.E. - INVERT ELEVATION
- F.F.E. - FINISHED FLOOR ELEVATION
- F.F.G. - FINISHED FLOOR GARAGE
- B.O.C. - BACK OF CURB
- E.P. - EDGE OF PAVEMENT
- N/F. - NOW OR FORMERLY
- P.O.B. - POINT OF BEGINNING
- SS - SANITARY SEWER LINE
- X-X- - FENCE LINE
- O- - FLOOD HAZARD ZONE LINE
- W- - WATER LINE
- G- - GAS LINE
- F.W. - FLOW WELL
- C.E. - CONSTRUCTION EASEMENT
- C&G - CURB AND GUTTER
- LS - LIGHT STANDARD
- OTF - OPEN TOP PIPE FOUND
- CP - CRIMP TOP PIPE FOUND
- WD - WOOD DECK
- CO - CLEAN OUT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67



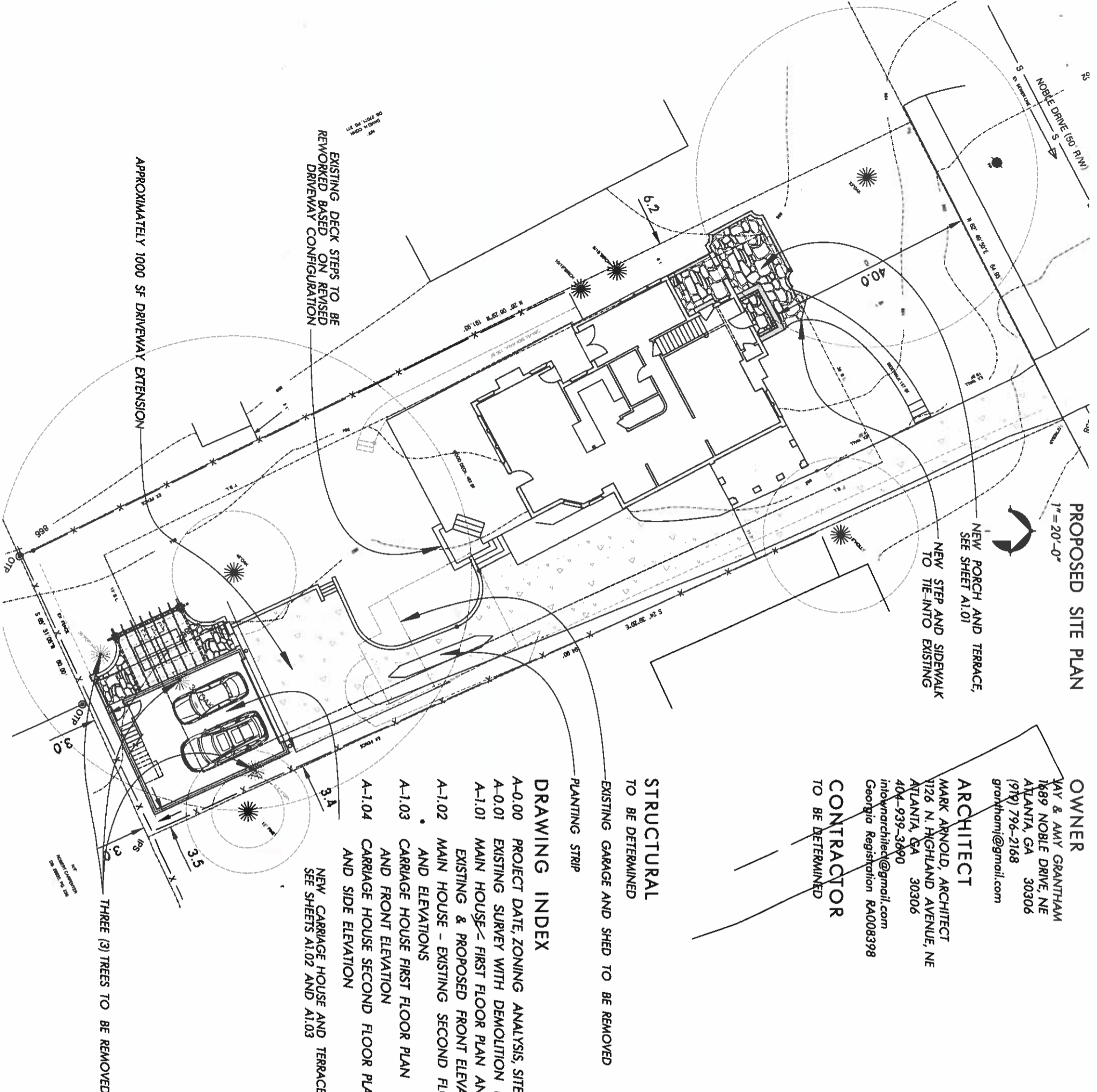
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ALPHA LAND SERVICES		SURVEY FOR:	
P.O. BOX 1651 LOGANVILLE, GA 30052		1689 NOBLE DRIVE	
ENGINERING • LAND SURVEYING		TAX PARCEL: 18-056-04-0C	
www.alpha-land.com			
REVISION:		LAND LOT: 56	LOT: 11
		DISTRICT: DEKALB	SUB: JOHNSON
		FIELD DATE: 02/09/19	AREA: 0.27
		PLAT DATE: 02/13/19	JOB No.: 19-
REF. PLAT: PB. 10	P. 30		

PROPOSED SITE PLAN

1" = 20'-0"



OWNER

JAY & AMY GRANTHAM
1689 NOBLE DRIVE, NE
ATLANTA, GA 30306
(978) 796-2168
granthamj@gmail.com

ARCHITECT

MARK ARNOLD, ARCHITECT
1126 N. HIGHLAND AVENUE, NE
ATLANTA, GA 30306
404-939-3890
info@markarchitect@gmail.com
Georgia Registration RA008398

CONTRACTOR

TO BE DETERMINED

PROPERTY DATA

R-4 (SINGLE FAMILY RES) DISTRICT,
16-06 City of Atlanta Zoning Ordinance
LAND LOT 56, 18th DISTRICT
DEKALB COUNTY, GEORGIA
LOT 11, BLOCK 3
"JOHNSON ESTATES" SUBDIVISION
GORDON C STORV, JR., REGISTERED LAND SURVEYOR
LICENSE NO. 2076

ZONING ANALYSIS

R-4 (SINGLE FAMILY RES) DISTRICT,
SECTION 16-06 City of Atlanta Zoning Ordinance

1) Minimum lot area: 9,000 SF
Existing: 12,076 SF (0.277 ACRES)

2) Minimum lot frontage: 70 feet
Existing: 64.93 feet
Proposed: NO CHANGE

3) Maximum Floor Area Ratio: 50%
Existing: 27%
1st floor + 2nd floor / Lot Area
1,642sf + 1,642sf / 12,076sf = 0.2388 = 23.9%

Proposed: 33.5%
1st & 2nd floors House + 1st & 2nd floors Garage / Lot Area
1,642sf + 1242sf + 656sf + 507sf / 12,076 = 0.3351 = 33.5%

4) Maximum lot coverage: 50%
Existing: 41.4%
House 1656sf + Porch 153sf + Patio 83sf + Sloop 55sf
+ Deck 596sf + Sidewalks 448sf + Driveway 1470sf
+ Garage 367sf + Shed 146sf + Walls 28sf
divided by lot 12,076sf = 5002sf / 12,076 = 0.4142

Proposed: 49.4%
House 1656sf + Porch 153sf + Patio 208sf + Sloop 53sf
+ Deck 669sf + Sidewalks 99sf + Driveway 2116sf
+ Garage 656sf + Terrace 285sf + Walls 74sf
divided by lot 12,076sf = 5969sf / 12,076 = 0.4943

5) Minimum depth front yard: 35 feet
Existing: 45.1'
Proposed: 40.0'

6) Minimum width west side yard: 7 feet
Existing: 6.1'
Proposed: NO CHANGE

7) Minimum width east side yard: 11.7'
Existing: 11.7'
Proposed: 3.0'

8) Minimum depth rear yard: 15 feet
Existing: 58.0'
Proposed: 3.0'

9) Maximum building height: 35 feet
Existing: 28'
Proposed: NO CHANGE

DRAWING INDEX

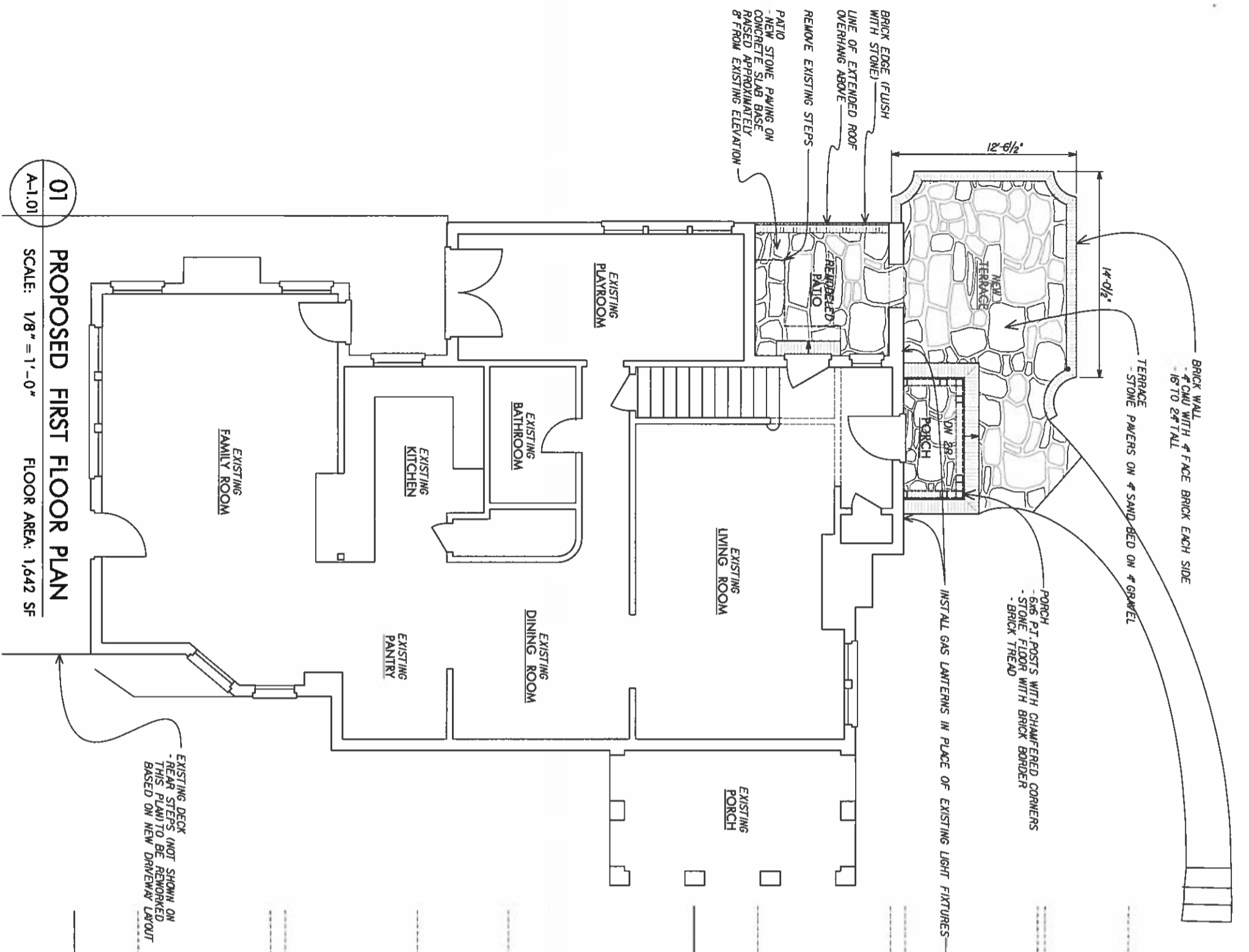
- A-0.00 PROJECT DATE, ZONING ANALYSIS, SITE PLAN
- A-0.01 EXISTING SURVEY WITH DEMOLITION NOTES
- A-1.01 MAIN HOUSE - FIRST FLOOR PLAN AND EXISTING & PROPOSED FRONT ELEVATIONS
- A-1.02 MAIN HOUSE - EXISTING SECOND FLOOR PLAN AND ELEVATIONS
- A-1.03 CARRIAGE HOUSE FIRST FLOOR PLAN AND FRONT ELEVATION
- A-1.04 CARRIAGE HOUSE SECOND FLOOR PLAN AND SIDE ELEVATION
- NEW CARRIAGE HOUSE AND TERRACE, SEE SHEETS A1.02 AND A1.03

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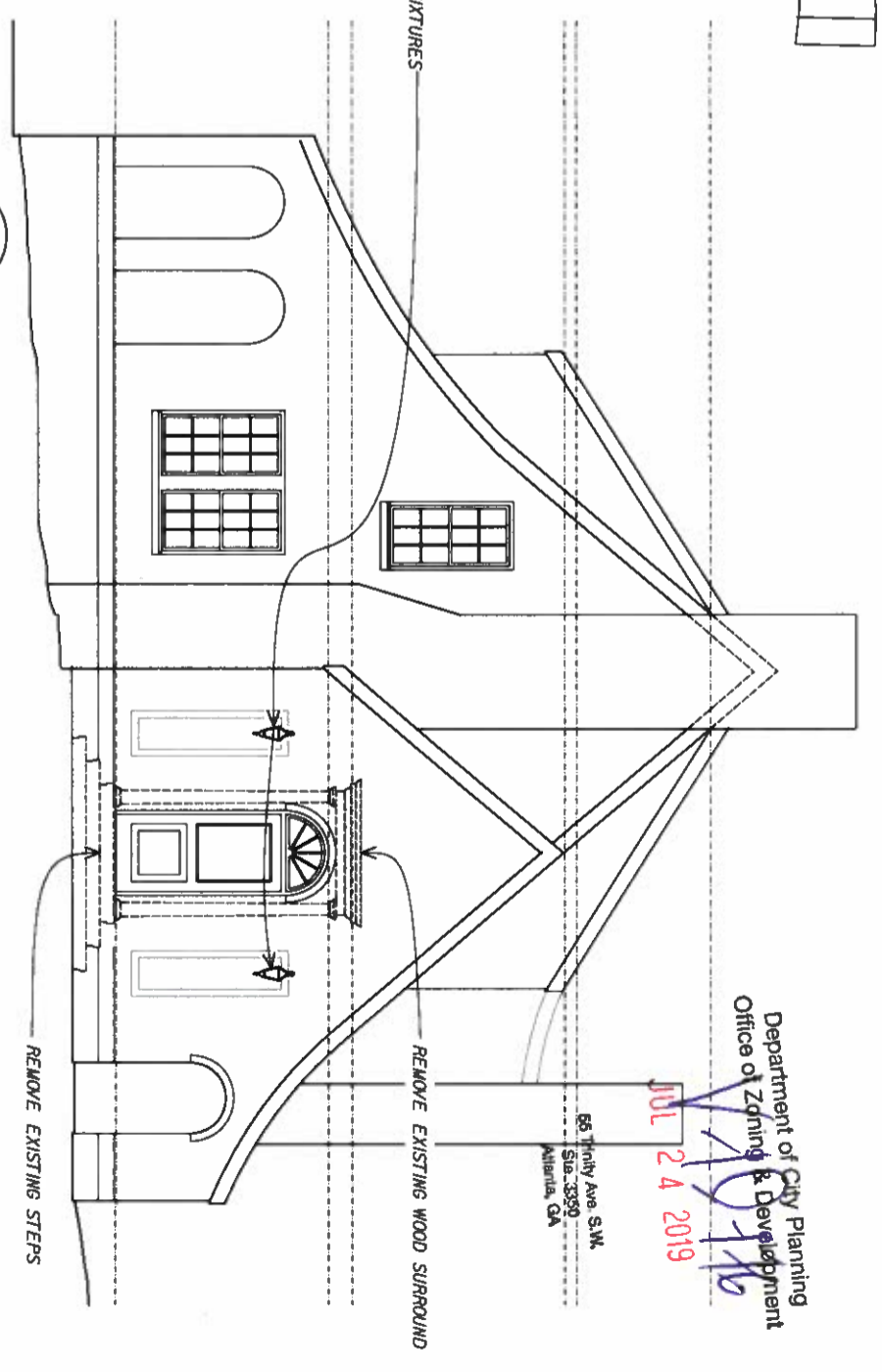
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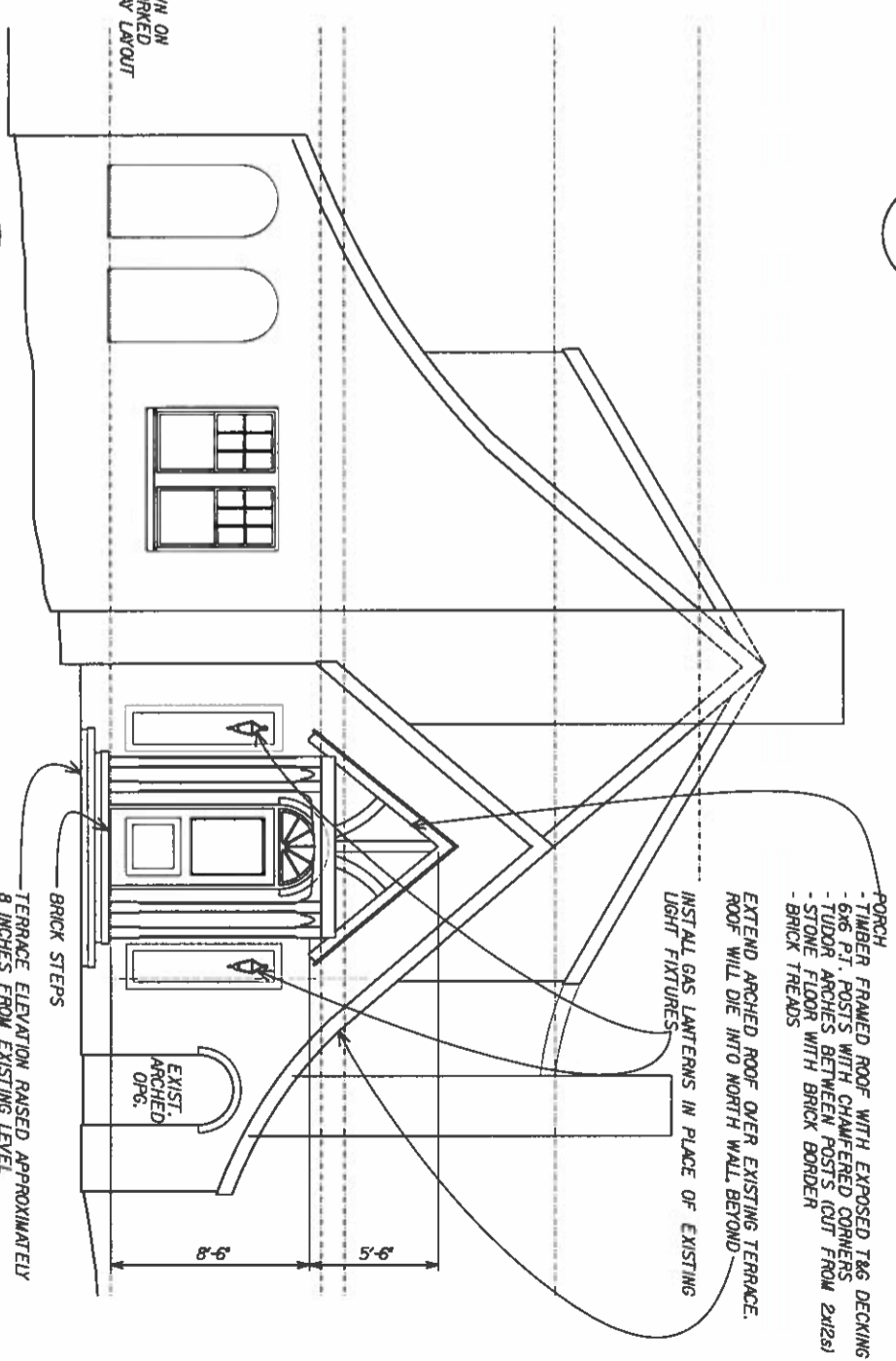
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Ste. 3050
Atlanta, GA



01
A-1.01
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
FLOOR AREA: 1,642 SF



02
A-1.01
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

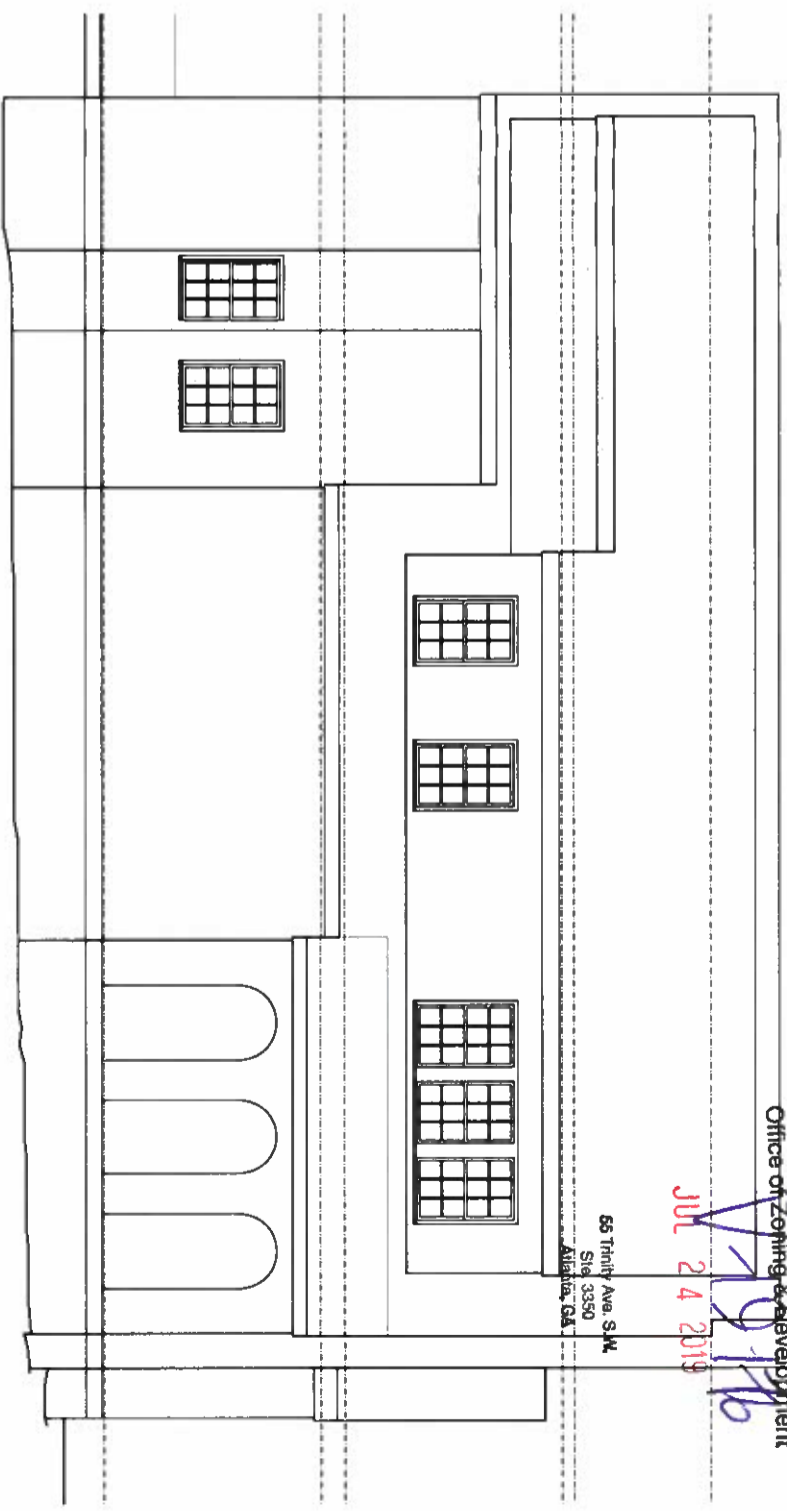


03
A-1.01
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

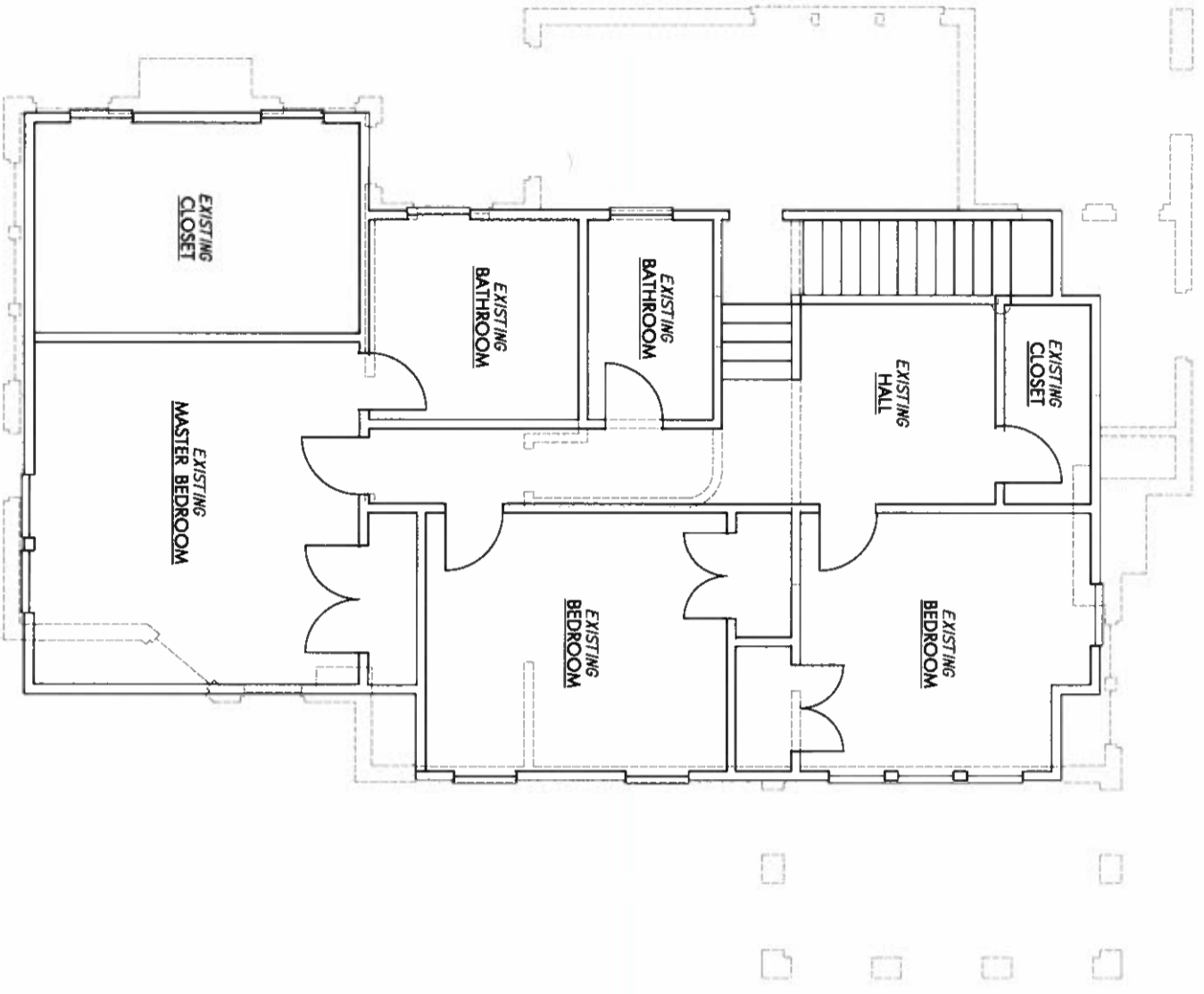
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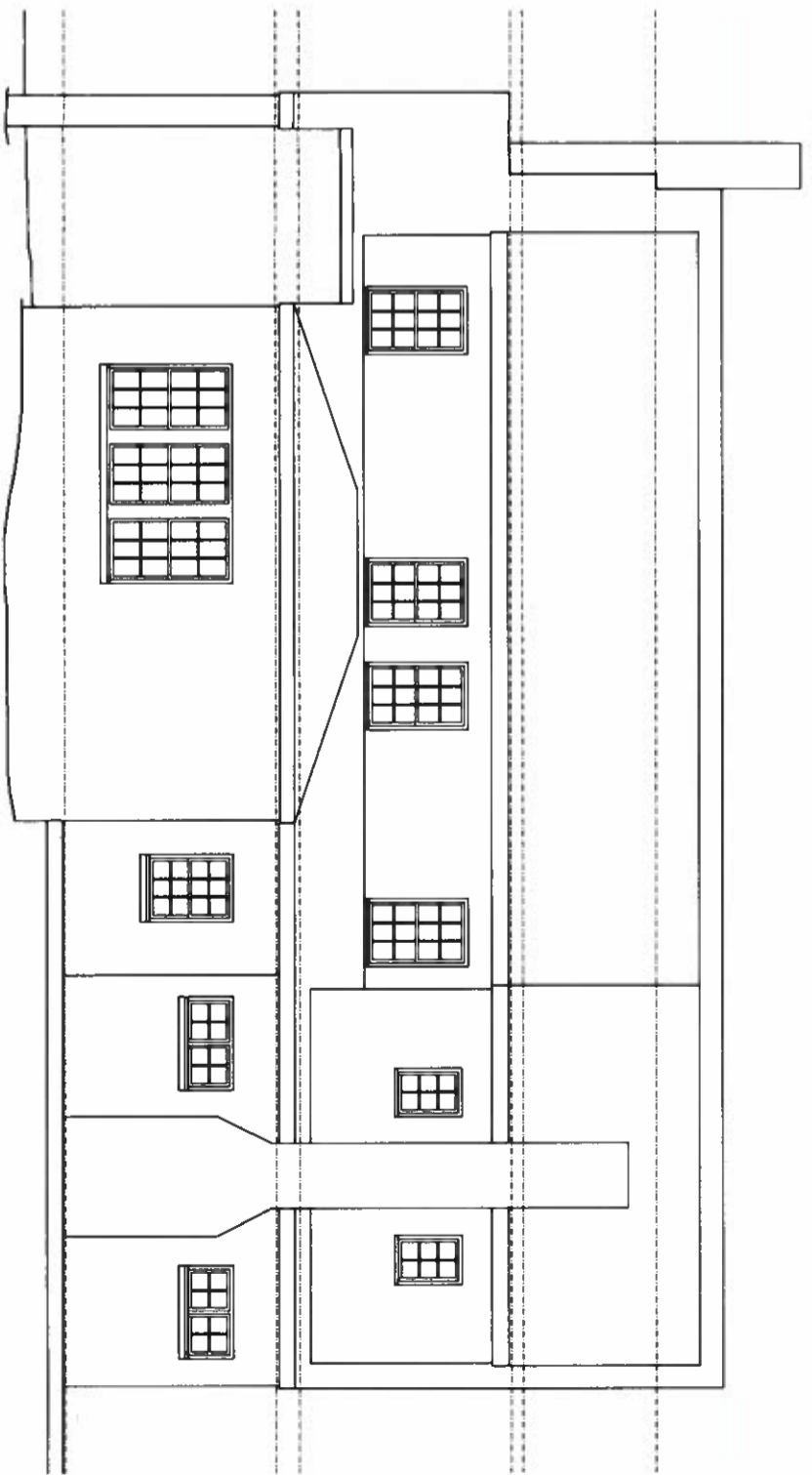
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Suite 3350
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02 EXISTING NORTH SIDE ELEVATION (NO WORK PROPOSED)
SCALE: 1/8" = 1'-0"



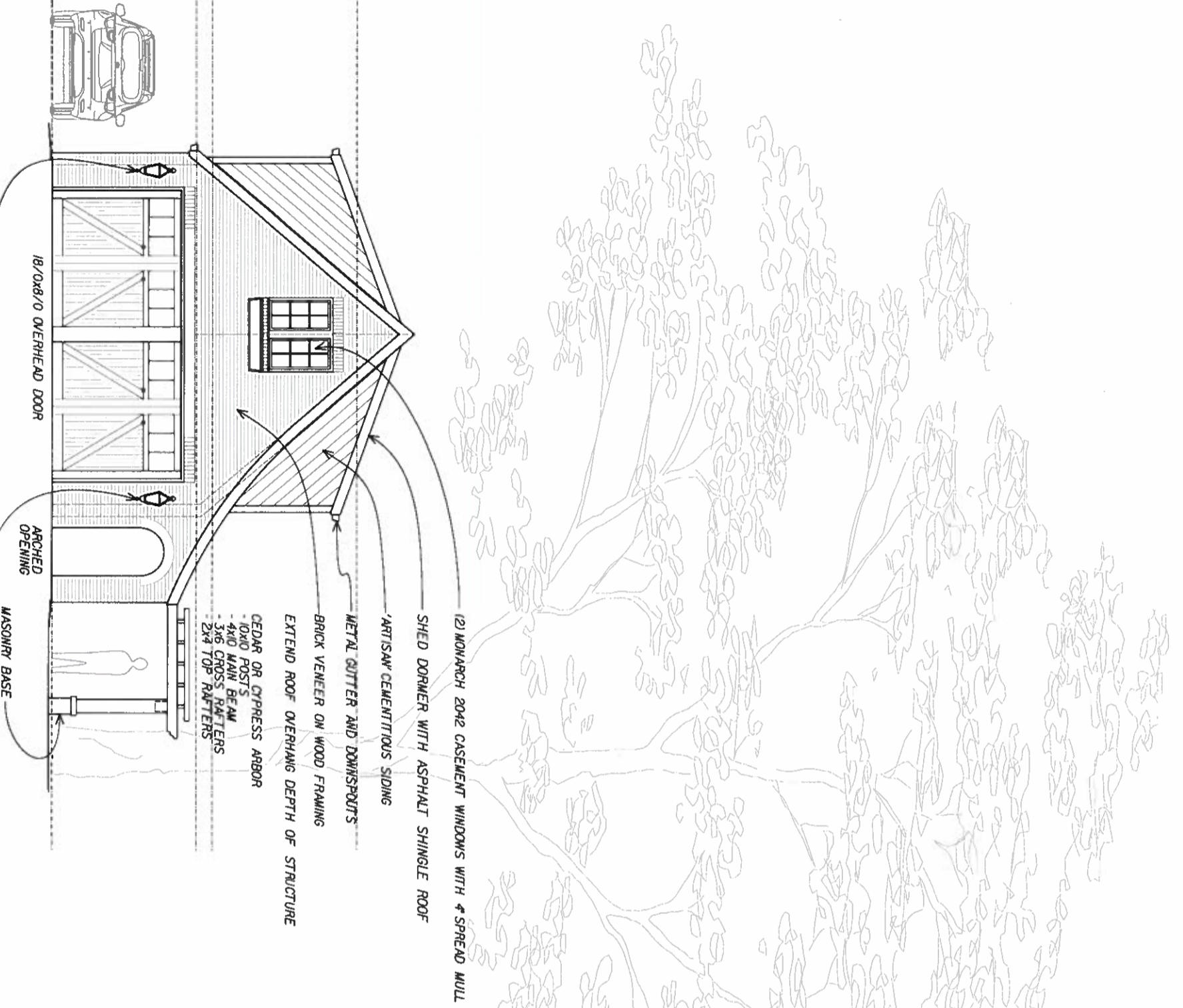
01 EXISTING SECOND FLOOR PLAN (NO WORK PROPOSED)
SCALE: 1/8" = 1'-0"
FLOOR AREA: 1,242 SF



03 EXISTING SOUTH SIDE ELEVATION (NO WORK PROPOSED)
SCALE: 1/8" = 1'-0"

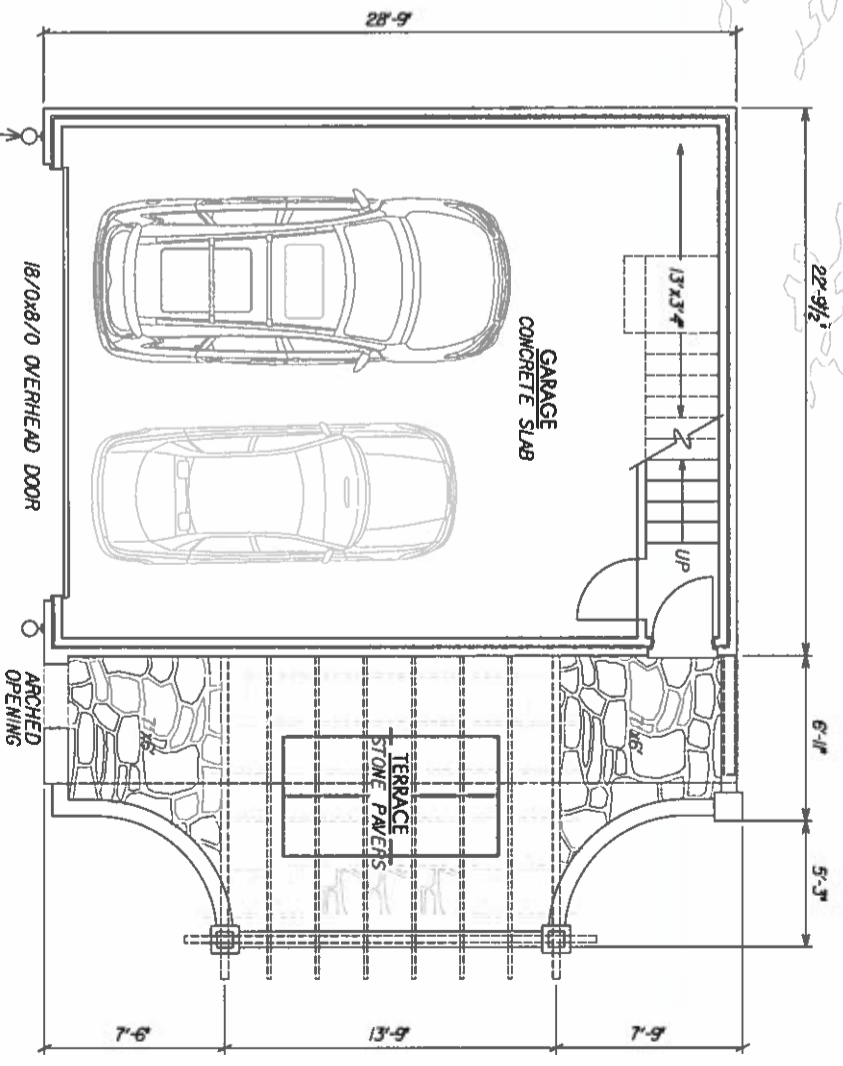
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01 FRONT (NORTH) ELEVATION

A-1.03 SCALE: 1/8" = 1'-0"



02 CARRIAGE HOUSE - FIRST FLOOR PLAN

A-1.03 SCALE: 1/8" = 1'-0"

GROSS FLOOR AREA: 656 SF

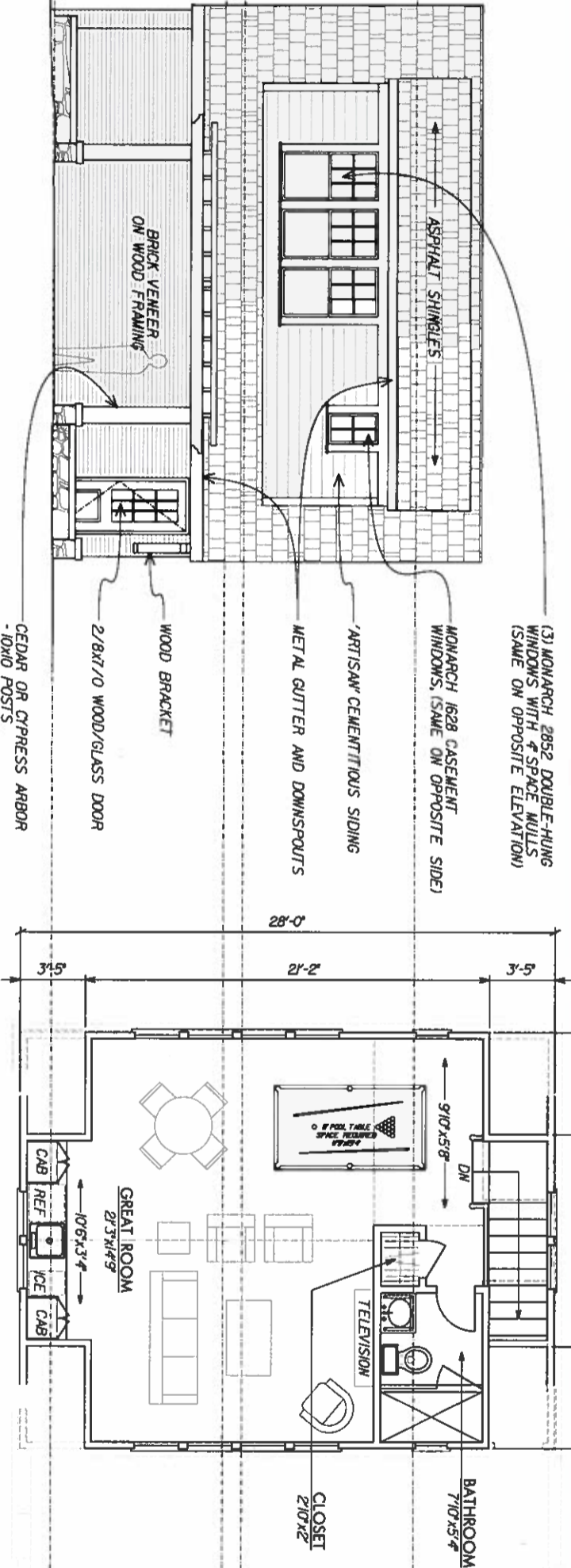
GENERAL NOTES

- Replace 10 interior doors and hardware. Frame to remain. Doors to be solid / NOT hollow doors. All painted white.
- Replace 2 exterior doors (one to screen porch one to side covered patio/storage) and hardware. Wood doors w/ 15-lites. Painted white.
- Remove stack of miscellaneous wood trim/moulding/flooring from basement (There is a lot of good wood trim, so may be of some re-use value to Contractor/Department of City Planning Office of Zoning & Development)
- Remove and replace staircase handrail; Install wainscot on stairs. Install wainscot on upstairs hallway to match new on stair.
- Install built-in in bench seating in kitchen eat-in area
- Repair/stain one bad wood floor scratch at top of stairs going upstairs.

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MARK ARNOLD, ARCHITECT
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JUL 24 2019

- ELECTRICAL AND PLUMBING**
- Half bathroom downstairs -- remove floor tile, pedestal vanity, light fixtures, door threshold. Install new floor tile, new vanity, new faucet, new light fixtures new threshold. Spin heat coil 180-degrees. Reuse the toilet since it is new.
- Install motion sensor exterior flood light near corner of screen porch with switch located inside house. Switch location can be located to make easy for electrical rough-in.
- Replace flood lights on outside back deck. Current ones are old, loose and hanging.
- Repair weatherhead at front of house where main power enters the attic. Then City can tighten the electrical line so it doesn't sag.
- Add electrical duplex outlet inside of cabinet right lower side of fireplace. Open crawl space/basement under living room and kitchen.
- Pull HDMI cable from TV to inside of cabinet on right lower side of fireplace. Open crawl space/basement under living room and kitchen.
- Pull CAT6 ethernet cord from kitchen router to lower right side of fireplace and from router to TV itself. Open crawl space/basement under living room and kitchen.
- Wire for two lights on a new switch (existing backbox location) in front living room wall behind couch. Lights are already hanging in place; just need backbox, wire dropped through wall to basement and then pulled up to switch. Switch is on the same wall, about 6-ft from lights.
- Repair upstairs pink bathroom both shower handles.
- Repair upstairs kids bath to make showerhead/handle tight and not loose. Current showerhead/handle combo is loose and I believe just needs tightening. Repair kids bathtub drain to work; drain stop is missing and we currently use manual drain cover.
- Repair electrical receptacle in upstairs Jace bedroom.



01 WEST SIDE ELEVATION (EAST SIMILAR)

A-1.04 SCALE: 1/8" = 1'-0"

02 SECOND FLOOR PLAN

A-1.04 SCALE: 1/8" = 1'-0"

FLOOR AREA: 507 SF